

TRANSFER
TAX
PAID

Doc # 2008021080
Book 9821 Page 0245

Received Kennebec SS.
08/12/2008 8:50AM
Pages 1 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

WARRANTY DEED
Statutory Short Form

We, **CHAD M. JOSEPH** and **AMY J. JOSEPH** of 35 Mathews Avenue, Unit 2, Waterville, Maine 04901, County of Kennebec, State of Maine, for consideration paid, grant and convey to **THEODORE W. SMYTH** and **LUCIA W. WHITTELSEY** of 62 Violette Avenue, ~~Waterville, Maine~~ 04901, County of Kennebec, State of Maine, as joint tenants, with Warranty Covenants, the real estate described as follows:

43-126-2

Unit 2 in the Averill Condominium, as described in the Averill Condominium Declaration dated December 19, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1; as amended by Amendment to Declaration dated October 3, 2002, and recorded in the Kennebec County Registry of Deeds in Book 7562, Page 210; as amended by Second Amendment to Declaration dated January 5, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8267, Page 342; as amended by Third Amendment to Declaration dated March 30, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8358, Page 210, as amended by Amendment adopted May 17, 2005 and recorded in the Kennebec County Registry of Deeds in Book 8559, Page 133; as amended by Fifth Amendment dated December 27, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8748, Page 107; as amended by Sixth Amendment dated July 6, 2006, and recorded in the Kennebec County Registry of Deeds in Book 8974, Page 2, and by Seventh Amendment dated February 7, 2007 and recorded in the Kennebec County Registry of Deeds in Book 9253, Page 169; and as shown on the Plats and Plans recorded in the Kennebec County Registry of Deeds in File E-88308 through E-88314, as those condominium documents may have been amended. Reference is made to an acceptance of Special Declarant Rights recorded in the Kennebec County Registry of Deeds in Book 6937, Page 342.

Together with any and all limited common elements, rights, easements, privileges and appurtenances belonging to the Units and Garage Bays described above.

Subject, however, to the terms, conditions, agreements, covenants, restrictions, obligations and easements referred to in the Averill Condominium Declaration described above, and to utility easements described in Book 3415, Page 7 and Book 3465, Page 269 of the Kennebec County Registry of Deeds.

Being the same premises conveyed to Chad M. Joseph and Amy J. Joseph by Quitclaim Deed with Covenant from ATL Holdings, LLC dated February 2, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8302, Page 255.

WITNESS our hands and seals this 8th day of August, 2008.

Signed, Sealed and Delivered

in the presence of:

William P. Dubord
William P. Dubord

Chad M. Joseph
Chad M. Joseph
Amy J. Joseph
Amy J. Joseph



STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 8, 2008

Then personally appeared the above named Chad M. Joseph and Amy J. Joseph and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord
Notary Public
Print
Name: WILLIAM P. DUBORD
Attorney at Law
Notary Public
My Commission expires 6/26/2015

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Signed, Sealed and Delivered
in the presence of:

William P. Dubord
William P. Dubord

Chad M. Joseph
Chad M. Joseph
Amy J. Joseph
Amy J. Joseph

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 8, 2008

Then personally appeared the above named Chad M. Joseph and Amy J. Joseph and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord
Notary Public WILLIAM P. DUBORD
Print Attorney at Law
Name: Notary Public
My Commission expires 6/28/2015

